



Aqueduct Cottage
156 Avoncliff, Bradford on Avon, Wiltshire, BA15 2HB

Charming period cottage enjoying an enviable position, adjacent to the Kennet & Avon canal, in the highly sought-after hamlet of Avoncliff, just moments from the train station, a much-loved country pub, and a quaint tea shop, it is perfectly placed for both peaceful living and easy connections. This lovely home benefits from a welcoming kitchen/dining room, a bright and airy sitting room, an en-suite bedroom and useful loft room. Outside, enjoy your own private garden, a tranquil escape to unwind or entertain. Full of warmth, style, and history, this is country living at its finest, a rare find in an idyllic setting and available with no onward chain.

One Bedroom
Loft Room
Sitting Room
Kitchen/Dining Room
Boot Room
En-Suite Shower Room
Bathroom
Garden
No Onward Chain

£375,000



ACCOMMODATION
(all dimensions being approximate)

GROUND FLOOR

Kitchen/Dining Room

4.74m (15'7") x 3.41m (11'2")

Wooden single glazed obscure entrance door to front, wooden single glazed sash window to front, fitted with a matching range of base and eye level units with worktop space over, ceramic Belfast sink, freestanding electric Rangemaster, stairs to first floor with storage under, radiator.

Inner Hallway

Metal frame single glazed window to front, plumbing for washing machine.

Bathroom

Fitted with three-piece suite comprising bath with hand shower attachment, pedestal wash hand basin and low-level WC, extractor fan, heated towel rail.

Boot Room

2.04m (6'8") x 1.88m (6'2")

Wooden obscure single glazed high level window to rear, radiator.

FIRST FLOOR

Sitting Room

4.74m (15'7") max x 3.60m (11'10")

Wooden single glazed sash windows to front and side, wooden single glazed stable door to rear, feature fireplace with wood burning stove, stairs to second floor, radiator.

SECOND FLOOR

Bedroom

3.74m (12'3") x 3.41m (11'2")

Wooden single glazed window to front, airing cupboard, cupboard, access to loft room with pull down ladder, radiator.

En-Suite Shower Room

Wooden single glazed sash window to side, three piece suite comprising close coupled WC, wash hand basin and shower enclosure.

THIRD FLOOR

Loft Room 4.77m (15'8") x 2.85m (9'4")

Accessed from a drop down ladder, single glazed Velux window to rear, radiator, telephone point.

EXTERNALLY

Enclosed rear garden with raised decked area, cold water tap, mature shrubs and flowers, exterior lighting, gated rear access.

Council Tax: Band D - £2,559.95

(April 2025 - March 2026 financial year)

Tenure: Freehold.

Viewing: Strictly by appointment through the Agent Kingstons.

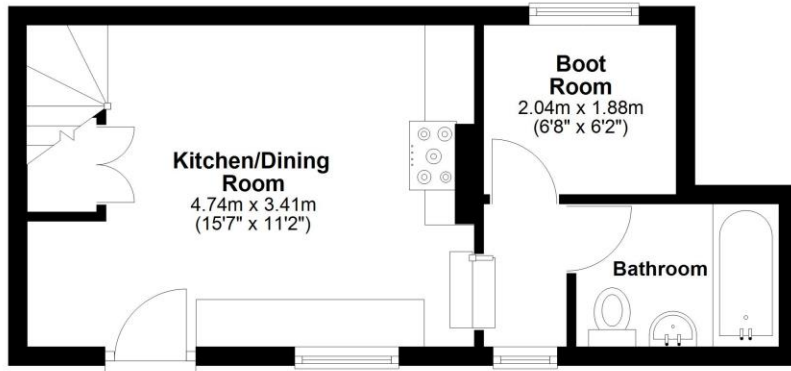
What3words: ///potions.vintages.afraid

Directions: From our office in Silver Street, proceed down the hill and turn right at the roundabout onto Market Street. Take the second turning left onto Newtown and continue onto Belcombe Road. Take the left hand turn sign posted Avoncliff and continue to the end of the road. Cross the aqueduct on the left-hand-side and 156 will be found in front of you, on the left.



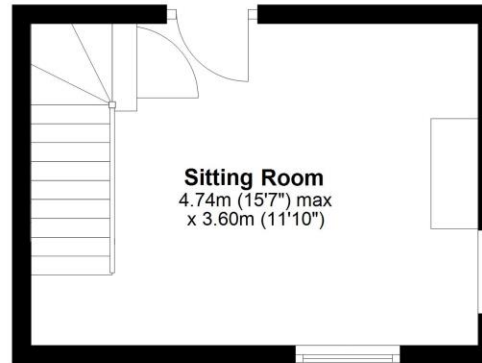
Ground Floor

Approx. 25.3 sq. metres (272.6 sq. feet)



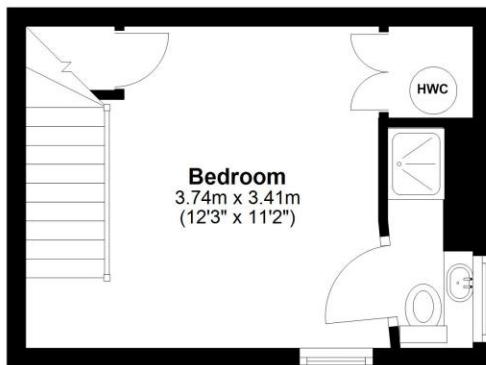
First Floor

Approx. 16.6 sq. metres (178.8 sq. feet)



Second Floor

Approx. 16.2 sq. metres (174.0 sq. feet)



Third Floor

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus loft room, approx. 13.6 sq. metres (146.3 sq. feet)



Main area: Approx. 58.1 sq. metres (625.5 sq. feet)

Plus loft room, approx. 13.6 sq. metres (146.3 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.